

099.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,076,400 / 1,076,400

USE VALUE: 1,076,400 / 1,076,400

ASSESSED: 1,076,400 / 1,076,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JIGARJIAN GREGORY J ETAL/ TRS
Owner 2:	JIGARJIAN FAMILY TRUST
Owner 3:	

Street 1: 34 HODGE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JIGARJIAN GREGORY J/MAUREEN A -

Owner 2: -

Street 1: 34 HODGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,263 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 4324 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10263		Sq. Ft.	Site		0	70.	0.71	4									509,525						509,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							64744
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18

1 of 1

Residential

CARD

ARLINGTON

 APPRAISED: 1,076,400 / 1,076,400
 USE VALUE: 1,076,400 / 1,076,400
 ASSESSED: 1,076,400 / 1,076,400

Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	64744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 22:38:27
LAST REV	Date Time
	08/04/20 14:52:12
	mmcmakin
	8051
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JIGARJIAN GREGO	75086-495	1	7/10/2020	Convenience	99	No	No		
DE FRANCISCO RO	37491-427		12/27/2002		645,000	No	No		
	18848-113		2/1/1988		304,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2008	664	Addition	110,000			G10	GR FY10	ADD 2 BDRMS, REPAI	10/8/2018	MEAS&NOTICE	CC	Chris C
2/22/2005	107	Manual	3,000					repair water damag	6/4/2009	Measured	189	PATRIOT
12/24/1997	36	Addition	20,000					16X23 ADDITION	11/9/1999	Mailer Sent		
11/15/1993	578	Wood Dec	3,000					16X23 WDK	10/20/1999	Measured	256	PATRIOT
									8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 05 - Garrison	2	Rating: Good		A Bath:		Rating:														
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Good														
Frame: 1 - Wood				A HBth:		Rating:														
Prime Wall: 1 - Wood Shingle				OthrFix:		Rating:														
Sec Wall: 8 - Brick Veneer	12%			OTHER FEATURES																
Roof Struct: 1 - Gable				Kits: 1		Rating: Good		1st Res Grid Desc: Line 1 # Units: 1												
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: WHITE				Fpl:	2	Rating: Good														
View / Desir:				WSFlue:		Rating:		Other												
GENERAL INFORMATION				CONDOS INFORMATION				Upper												
Grade: C+ - Average (+)								Lvl 2												
Year Blt: 1935	Eff Yr Blt:							Lvl 1												
Alt LUC:		Alt %:						Lower												
Jurisdct: G10		Fact: .						Totals	RMS: 8	BRs: 3	Baths: 2	HB: 1								
Const Mod:								REMODELING				RES BREAKDOWN								
Lump Sum Adj:												Exterior:	No Unit	RMS	BRs	FL				
INTERIOR INFORMATION				DEPRECIATION								Interior:	1	8	3					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%						Additions: 1997								
Prim Int Wall: 2 - Plaster				Functional:		%						Kitchen:								
Sec Int Wall:		%		Economic:		%						Baths:								
Partition: T - Typical				Special:		%						Plumbing:								
Prim Floors: 3 - Hardwood				Override:		%						Electric:								
Sec Floors:		%										Heating:								
Bsmnt Flr: 12 - Concrete												General:	1	8	3					
Subfloor:												CALC SUMMARY				COMPARABLE SALES				
Bsmnt Gar:												Basic \$ / SQ: 135.00	Rate	Parcel ID	Typ	Date	Sale Price			
Electric: 3 - Typical												Size Adj.: 0.98870963								
Insulation: 2 - Typical												Const Adj.: 0.99346465								
Int vs Ext:												Adj \$ / SQ: 132.603								
Heat Fuel: 1 - Oil												Other Features: 114000								
Heat Type: 5 - Steam												Grade Factor: 1.10								
# Heat Sys: 1												NBHD Inf: 1.00000000								
% Heated: 100		% AC:										NBHD Mod:								
Solar HW: NO		Central Vac: NO										LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val					
% Com Wall		% Sprinkled:										Adj Total: 696481	Juris. Factor: 1.00	Before Depr: 145.86						
												Depreciation: 129546	Special Features: 0	Val/Su Net: 107.73						
												Depreciated Total: 566936	Final Total: 566900	Val/Su SzAd: 182.87						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 099.0-0006-0005.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	10X6	A	AV	1990	0.00	T	23.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE				
AssessPro Patriot Properties, Inc																				